

This Instrument Prepared By  
And Return To:

Christopher Staller, Esq.  
Nelson Mullins Riley & Scarborough, LLP  
1905 NW Corporate Blvd., Suite 310  
Boca Raton, FL 33431

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 15 day of May, 2025, is by PEBB TRADITION SG3, LLC, a Florida limited liability company ("**Grantor**"), whose address is 7900 Glades Road, Suite 600, Boca Raton, Florida 33434, in favor of 4Y PLAZA LLC, a Florida limited liability company ("**Grantee**"), whose address is 224 West 35<sup>th</sup> Street, 11<sup>th</sup> Floor, New York, New York 10001.

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in St. Lucie County, Florida, which is more particularly described in Exhibit "A" attached hereto ("**Land**").

TOGETHER with all interest of Grantor, if any, in and to (i) improvements, structures, fixtures, and buildings located on the Land, (ii) tenements, hereditaments, and appurtenances to the Land, and (iii) easements, rights, privileges, powers, licenses, rights-of-way, and interest appurtenant to the Land belonging or in anywise appertaining to the Land; and

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Property in fee simple; has good right and lawful authority to sell and convey said Land; that the Land is free of all encumbrances, except real property taxes accruing subsequent to December 31, 2024, assessments and special district levies, zoning and other regulatory laws and ordinances affecting the Land, and easements, reservations, charges, covenants, restrictions, rights of way, and other matters of record (which is not deemed to reimpose same); that the Grantor hereby fully warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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[SIGNATURES APPEAR ON FOLLOWING PAGE]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has hereunto set its hands and seal the day and year first above written.

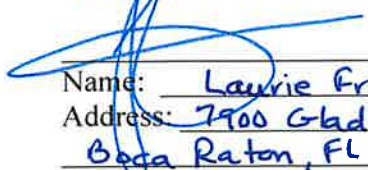
Signed, sealed, and delivered  
in the presence of:

WITNESSES:

  
Name: Kim Mareira  
Address: 7900 Glades Rd. #600  
Boca Raton, FL 33434

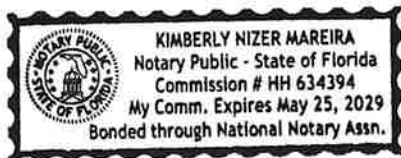
PEBB TRADITION SG3, LLC,  
a Florida limited liability company

By:   
Ian Weiner, Authorized Person

  
Name: Laurie Frankel  
Address: 7900 Glades Rd. #600  
Boca Raton, FL 33434

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13<sup>th</sup> day of May, 2025, by Ian Weiner, who acknowledged himself to be the Authorized Person of PEBB TRADITION SG3, LLC, and that he, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said companies.



  
NOTARY PUBLIC

## Exhibit "A"

### Legal Description

The Land referred to herein below is situated in the County of ST. LUCIE, State of Florida, and is described as follows:

A PORTION OF COMMERCIAL PARCEL OF THE PLAT OF SHOPPES AT THE HEART, AS RECORDED IN PLAT BOOK 108, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PLAT OF SHOPPES AT THE HEART; THENCE SOUTH 89°57'32" EAST, A DISTANCE OF 328.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°57'32" EAST, A DISTANCE OF 328.14 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT, HAVING A RADIAL DISTANCE OF 2075.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°44'46", A DISTANCE OF 316.75 FEET; THENCE SOUTH 58°44'32" EAST, A DISTANCE OF 29.79 FEET; THENCE NORTH 74°22'39" EAST, A DISTANCE OF 42.12 FEET; THENCE SOUTH 58°44'32" EAST, A DISTANCE OF 330.63 FEET; THENCE SOUTH 07°01'12" EAST, A DISTANCE OF 39.17 FEET; THENCE SOUTH 58°44'32" EAST, A DISTANCE OF 19.08 FEET; THENCE SOUTH 11°42'39" EAST, A DISTANCE OF 165.37 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT, HAVING A RADIAL DISTANCE OF 2630.18 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°42'41", A DISTANCE OF 32.65 FEET; THENCE SOUTH 85°19'18" WEST, A DISTANCE OF 621.17 FEET; THENCE NORTH 89°57'32" WEST, A DISTANCE OF 356.59 FEET; THENCE SOUTH 00°05'34" WEST, A DISTANCE OF 259.09 FEET; THENCE NORTH 89°54'26" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 00°05'34" EAST, A DISTANCE OF 288.47 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 9.78 FEET TO A POINT OF CURVE OF A CURVE TO THE RIGHT, HAVING A RADIAL DISTANCE OF 76.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 43°39'56", A DISTANCE OF 57.92 FEET TO A POINT OF REVERSE CURVE OF A CURVE TO THE LEFT, HAVING A RADIAL DISTANCE OF 15.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 72°08'49", A DISTANCE OF 18.89 FEET TO A POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT, HAVING A RADIAL DISTANCE OF 68.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 28°28'53", A DISTANCE OF 33.80 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 311.48 FEET BEING A POINT ON A CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 89°18'35" EAST, A RADIAL DISTANCE OF 2065.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°46'59", A DISTANCE OF 28.22 FEET; THENCE NORTH 00°05'34" EAST, A DISTANCE OF 17.78 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 36.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 275.60 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT, HAVING A RADIAL DISTANCE OF 42.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 65.97 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 332.54 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL A, SG-3 COMMERCIAL SHOPPES AT THE HEART, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.